

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



February 10, 2010

Milton Shinberg
2949 Upton Street, NW
Washington, DC 20008

Dear Mr. Shinberg:

I am writing in response to your inquiry about whether a Certificate of Occupancy is required for an accessory apartment located at 2949 Upton Street, NW.

This Office has previously determined that an accessory apartment in certain residential zones, including the R-2 zone, is allowed as a matter of right subject to the provisions of §202.10 and does not require Board of Zoning Adjustment approval.

Your property is located in the R-2 zone; therefore, the accessory apartment that you have created via building permit #1102716 is a permitted accessory use to the principal use of your property as a one family dwelling.

Your home, with the accessory apartment, is considered a one family dwelling and as such is exempt from the requirements to obtain a Certificate of Occupancy as set forth in 11 DCMR §3203.

Last, as a Certificate of Occupancy is not applicable or required in your case, it is not a prerequisite for obtaining any of the licenses or other permissions required to operate an Accessory Apartment, whether or not it is a basement apartment.

Sincerely,

A handwritten signature in black ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

File: Determination Ltr re 2949 Upton St NW to Shinberg 2-10-2011